

4 Bed House - Detached

Price £570,000

 Ford Lane, Allestree, Derby, DE22 2EY



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. A substantial modern executive detached family home having been structurally extended to provide substantial accommodation. This large family home is situated in one of Allestree's sought after locations on a sizeable mature plot and is sited within the renowned Ecclesbourne secondary school catchment area. The property benefits from gas central heating together with UPVC double glazing and is competitively priced to reflect the upgrades required. In brief; Wide reception hall, guest's cloakroom / Wc, light and spacious sitting room with dining area together with entertaining / family media room, kitchen, utility room and study / home office. On the first floor a landing leads to four double bedrooms (En-suite to principal bedroom) and shower room. Outside. The property stands in mature gardens with ample car parking and double garage with further large brick workshop and garden store. The property is sold Freehold. Council tax band G. Energy rating D.

Wide Reception Hall

'L' shaped and having a composite entrance door, laminated wood effect floor, radiator, two wall light points, storage cupboard and staircase to first floor.

Guest's Cloakroom / Wc

Having modern white two piece suite comprising; concealed flush wc and wash hand basin nestling on a white high gloss vanity unit, complimentary marble effect tiled walls with contrasting floor, white enamel heated towel rail and UPVC opaque double glazed window.

Sitting Room 28'1" x 12'9" (8.56 x 3.90)



Having a laminated wood effect floor, radiator, three wall light points and UPVC double glazed window to front aspect. The sitting room flows through to the:-

Entertaining / Family Media Room 23'6" x 10'6" extending to 23'5" (7.18 x 3.21 extending to 7.14)



'L' shaped and having a built in entertaining bar, laminated wood effect floor, three radiators, ceiling halogen down lighters, wall light point, UPVC double glazed window to side aspect and full width double glazed sliding patio doors with picture windows giving view and access over the mature private, south facing rear garden.

Dining Room



Home Office 10'10" x 7'9" (3.31 x 2.37)

Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

Kitchen 14'4" x 8'2" extending to 12'0" (4.38 x 2.50 extending to 3.66)

Having a range of wall and base cupboards with laminated working surfaces, inset stainless steel gas hob with electric oven and grill, laminated wood effect floor and UPVC double glazed window to rear aspect.

Utility Room 10'0" x 6'9" (3.06 x 2.06)

Having tiled walls, wall and base cupboards, space and plumbing for automatic washing machine, laminated wood effect floor, door to garage and UPVC opaque double glazed door to rear aspect.

First Floor Landing

With access to roof space.

Principal Bedroom 15'4" x 9'6" plus wardrobe depth (4.69 x 2.91 plus wardrobe depth)

Having a range of built in wardrobes, laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

En-Suite

Having white three piece suite with tiled

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walls and floor, radiator and UPVC double glazed window to front aspect.

Second Bedroom 15'2" x 10'6" (4.64 x 3.21)



Having built in wardrobes, radiator and UPVC double glazed window to rear aspect.

Bedroom Three 11'9" x 9'6" (3.60 x 2.92)



Having built in wardrobes, radiator and UPVC double glazed window to rear aspect.

Bedroom Four 11'4" x 9'3" (3.46 x 2.83)



Having built in wardrobes, radiator and UPVC double glazed window to front aspect.

Shower Room



Having white three piece suite with tiled walls and floor, chrome heated towel rail and UPVC opaque double glazed window front aspect.

Outside



The property occupies a substantial south facing plot at this sought after address. To the front is a mature lawned fore garden

having an array of conifers, shrubs and trees, with an adjacent sweeping driveway giving car standing space for approximately four/five cars, which in turn leads to the double garage, measuring internally 5.62 x 4.69m, having electronic motorised up and over door, Worcester wall mounted gas boiler together with pressurised hot water cylinder, rear internal personal door and supplied with power and light. To the side of the property, a wrought iron access gate and pathway leads to the large mature, south facing rear garden, enclosed by close panelled fencing, laid to a sweeping shaped lawn with patio area, deep filled mature shrubbed borders, large brick built workshop/store (5.44 x 2.94m, having melamine panelled walls, supplied with power and light and having UPVC double glazed windows).



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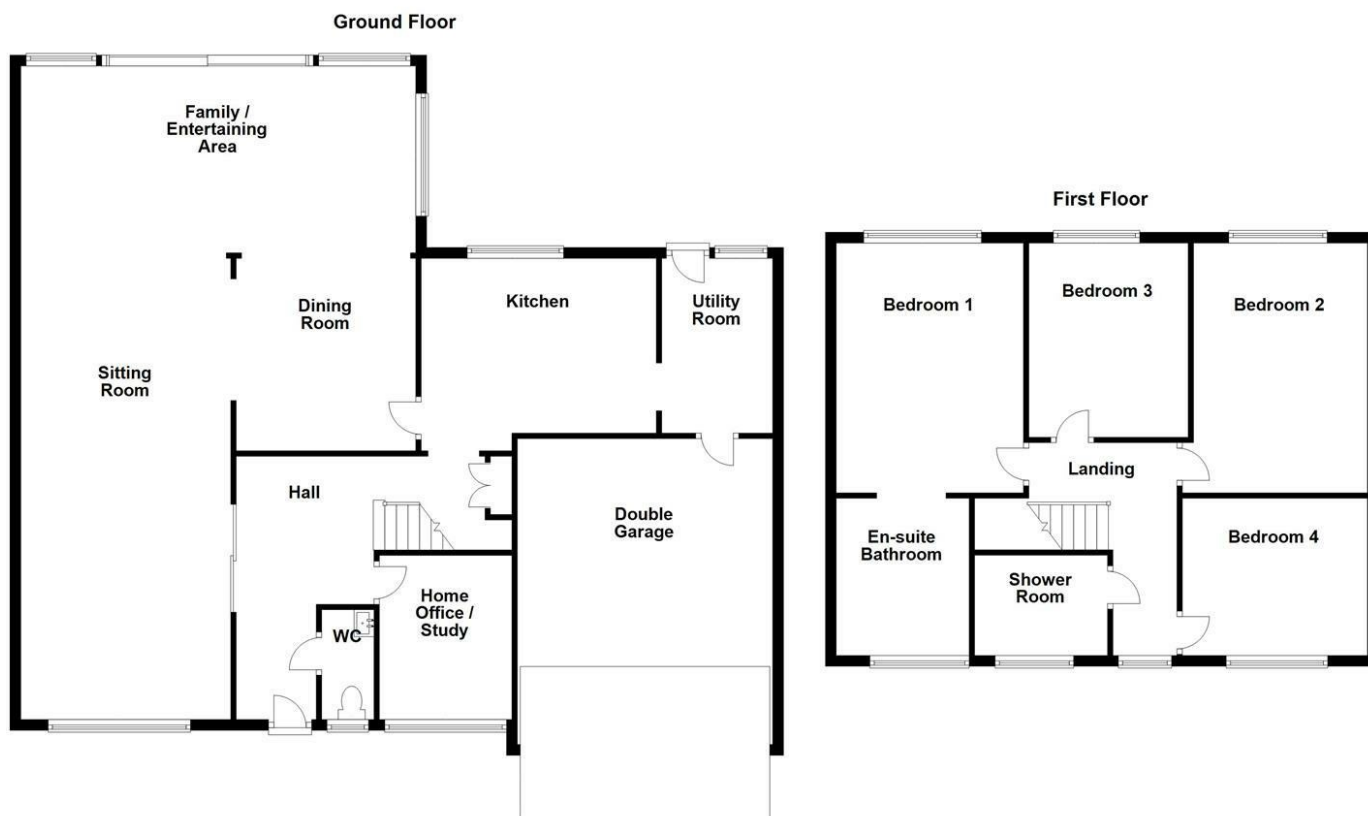
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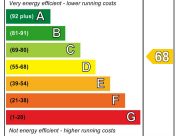
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		68	78
		EU Directive 2002/91/EC	

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